

INDUSTRIAL FOR LEASE

AVAIL SF: 5,600

TOTAL BLDG SF: 5,600



ADDRESS 614 MATEO ST, LOS ANGELES CA ZIP 90021

**EXTENSIVE REFURBISHMENT JUST COMPLETED
SMALL DOWNTOWN BUILDING IN THE ARTS DISTRICT
CLEAN AND EFFICIENT SPACE
WELL DISTRIBUTED 3-PHASE POWER
AMPLE STREET PARKING ADJACENT TO BUILDING
AVAILABLE FOR IMMEDIATE OCCUPANCY**

LEASE RENTAL \$ 3,752 /mo Gross 0.670 Net _____ Term 3 TO 4 YEARS W/ COLA(S)
 SALE PRICE \$ NFS Price/SF \$ _____ Tax \$ 990.00 Yr 2006-2007
 Terms _____ Possession Immediate
 Avail SF 5,600 Dim 40 X 140 Power A 100, 100 V 240, 120-240 Ø 3, 1 W 3, 3
 Min. SF 5,600 Dim 40 X 140 Lighting FLUOR Heat NONE Cooling NONE PWR Notes LESSEE VERIFY
 Land SF 5,600 Dim 40 X 140 Trk Hi Pos 0 Dim _____
 Const BLK,MTL Roof WDB Grd Lev Drs 1 Dim 12' X 12' Dock N Well N
 Foil N Sklts N Rail NONE Storage Mezz SF 0 Incl in Avail SF N Rest Rms: M 1 W 0
 Sprkd NO Min Clr Hgt 12 OFFICE DATA Ofc SF 700 # 2 Rest Rms: M 0 W 1
 Pkg 0 Fenced N Yr Blt 1924 A/C Y Heat N Finished Ofc Mezz SF 0 Incl in Avail SF N
 Thomas Bk Pg# 634-H6 Zone M3 To Show Call Broker - FOR APPOINTMENT Sp. Feat. FREE
 AGENT Eric Reavis (213)765-8481 Region C Listing # 1161267
 FIRM Reavis Realty Corp. 08/03/07R
 FTFC CB250N000S000/OAA Notes LESSEE TO INDEPENDENTLY VERIFY ALL INFORMATION AND SPECIFICATIONS. *VACANT

THIS IS A LISTING OF THE "MULTIPLE" AND IS SUBJECT TO ALL ITS APPLICABLE RULES AND REGULATIONS

This information has been furnished from sources which we deem reliable, but for which we assume no liability. The information contained herein is given in confidence, with the understanding that all negotiations pertaining to this property be handled through the submitting office. All measurements are approximate.
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